



## 16 Todshaugh Gardens, Kirkliston, City of Edinburgh, EH29 9GE

Light and Beautifully Presented, Three- Bedroom, Mid-terraced House

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# Property Description

Light and beautifully presented, three-bedroom, mid-terrace house, with private gardens and an allocated parking space. Set adjacent to open parklands, in a modern residential area, located in the popular village of Kirkliston, West Lothian.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC, with a utility/store.

Ready-to-move-in, highlights include a stylish, integrated kitchen, modern bathroom suites and light tasteful decor. In addition, there is gas central heating, double glazing and good storage provision, including a loft.

Externally, there is a patio to the front, whilst an enclosed rear garden includes a lawn, paved patio and raised planters.

A rear gate opens to a private path for secondary access to the private resident's car park, whilst a vast green to the rear includes a childrens' playground.

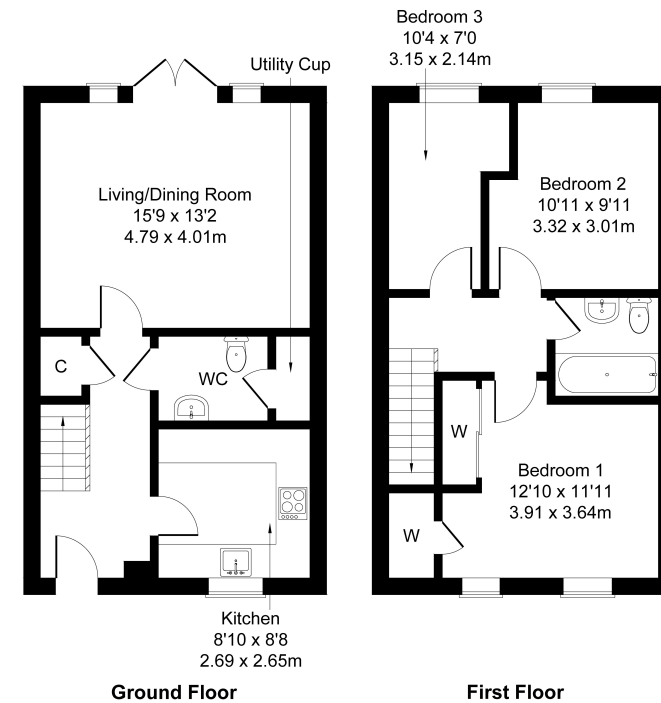
A welcoming entrance hall, housing a cupboard and a WC (with storage), leads to a tastefully presented living/dining room, set to the rear of the property. Enjoying access to the garden, via French doors, the spacious public room is comfortably carpeted and offers a flexible floorplan for both lounge and dining furniture. Set to the front, an integrated kitchen is fitted with contemporary, gloss-white units, stone-effect worktops and upstands, and a sink with a drainer. Appliances include an oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher.

Upstairs, three well-finished bedrooms are finished with neutral carpeting. Set to the front, the spacious main bedroom enjoys generous wardrobe storage, whilst two further, flexible bedrooms are set to the rear, with garden views. Completing the accommodation, a good-sized family bathroom is fitted with a white, three-piece suite, a shower-over-bath, tiled splash walls and flooring.

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**16 Todshaugh Gardens, Kirkliston, EH29 9GE**

Approximate Gross Internal Area: (871 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





Kirkliston is a small town, lying to the west of Edinburgh's city centre. A historic village, Kirkliston is a designated conservation area, set amongst the open agricultural land, with a village centre surrounded by a growing number of modern residential developments. With plenty of local amenities in the heart of the village, there is also a Tesco superstore at nearby South Queensferry and

a multitude of country parks and open walks in the surrounding area. The area also hosts well-respected primary and secondary schooling. There are excellent road links to the M90, A8, M8 and M9, regular bus services, and a rail station at Dalmeny, making Kirkliston a highly popular location for commuting into Edinburgh.





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